

Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

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| Stakeholder ID | 54 | Name | Brett | Short |
| Method | Letter | | | |
| Date | 16/11/2016 | | | |

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: ldfconsult@eppingforestdc.gov.uk

Letter or Email Response:

I would like to take this opportunity to oppose Epping Forest District Council's (EFDC) draft plan for the future. In particular, I am opposed the proposed plan for residential and employment sites in North Weald. In particular varies proposed development sites located on and green spaces around the airfield. My reasons are as follows:

- The airfield is essential to the unique character of North Weald due to both its historical associations and its current uses. The airfield is home to many clubs, market and community events. The North Weald Users Group website lists many upcoming events <http://www.northwealdairfield.org/airfield.htm>. These social activities and events help to build greater community cohesion. The loss of the airfield would therefore be detrimental to the character and community of North Weald.
- The green belt areas EFDC have proposed to build on should be protected from development. People living in high density urban areas are likely to have a lower life expectancy than those living in rural areas (<https://www.theguardian.com/uk/2010/may/25/rural-idyll-boots-life-expectancy>). This is, in part due to living in more crowded, less open green spaces and being served by more pressured public services. Thus, EFDC's draft plan to create higher density living contributing to a lower life expectancy of its residents.
- There is no credible plan for infrastructure to cater for higher density population living in, working in or travelling through North Weald and infrastructure in surrounding towns is already at breaking point. Nearby London Underground tube trains at Epping, Theydon, Debden and Loughton are working beyond capacity during rush hour. The majority of residential roads are already reduced to one lane due to too many parked cars, thus increasing journey times. In addition, many road surfaces throughout the Epping Forest area are already strewn with potholes. In short, these issues will only be intensified with the higher density living proposed in North Weald and wider Epping Forest area.
- Local public services such as NHS Doctors surgeries, NHS Dental practices and schools are already stretched. This will be exacerbated by further population growth

In conclusion, increased housing and resulting population combined with the reduction of open green spaces and airfield in North Weald will be detrimental to resident's quality of life, community, health and the environment. It would seem therefore, extremely short sighted to build on such sites. I, and the community realise EFDC has put forward plans to build on these highly controversial sites in order to get less controversial sites under the radar. A much better approach to satisfy the need for housing in the area would be Garden City developments similar to those planned in north Essex (Colchester, Braintree and Tending Districts) (<http://www.gazette news.co.uk/news/13358364.Councils step up plans for garden City project />). These developments are modern, purpose built towns (infrastructure, services and housing) to cater for the needs of residents without the negative impacts on existing towns and villages highlighted above.

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